



**811002 RGE RD 53**  
**Rural Fairview No. 136, M.D. of, Alberta**

**MLS # A2107328**



**\$359,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	10.60 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Square Shaped Lot, Many Trees, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Dugout
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-81-5-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** None

An incredible farm yard site for sale well equipped to become your hobby farm. This acreage hobby farm has a 1445 sqft 5 bed 2 bath house, a garage, 30'x40' barn (power), a 30'x50' pole shed with power and a 12'x25' enclosed lean to shop and many other sheds and old grain buildings. There is a chicken coop, fenced area for animals, 2 garden spots including a good producing "back to Eden" garden and a dugout for water. The house has received multiple upgrades around 5 years ago including most windows,, shingles and a high efficiency furnace and most of the home has been painted. This property also has multiple fruit and berry trees including crab apple, perennial herbs, raspberry, strawberry, rhubarb, elderberry, honey berry and red currents and is surrounded by mature trees for privacy not to mention your closest neighbors are over a mile away. If you are looking for a place to live off the land, grow your own food and have privacy to shoot your guns this is the place for you. This property is located just 20 minutes south west of Fairview minutes away from the Fairview Ski hill on a dead end township road.